



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 14, 2022

OFFICIAL NOTIFICATION OF DECISION

PR-2022-007873
SI-2022-02107
Application for Certificate of
Appropriateness

Strata Design, agent for Majdah al Quhtani-Dphrepaulezz, requests approval of a Certificate of Appropriateness for Alterations at 920 Lomas Boulevard NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition (J-13-Z).

On December 14, 2022 the Landmarks Commission voted to **APPROVE Project # PR-2022-007873, SI-2022-02107**, based on the following Findings and Conditions of Approval.

1. This application is a request for a Certificate of Appropriateness for Alterations located at 920 Lomas Blvd. NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, a property in the Fourth Ward Historic Preservation Overlay Zone, zoned MX-L.
2. The subject site is approximately 0.13 acres.
3. An addition to the rear with a new roof extension are proposed. The rear addition will to add another five feet to the rear and rebuilding of an earlier addition to accommodate new entrances and relocated stairs to the expanded second floor.
4. The redesigned floor plan relocates the stairs from the center of the building to the rear and provides an exterior access. To accommodate the new stair location, major changes to the roof at the rear of the building are made. Instead of the existing low pitch from center to rear, the proposed roof is a gable from center to rear. The proposed gable does not extend above the existing ridge line and is not visible from the street.
5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.

6. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.”
7. The proposed work is consistent with designation ordinance R-46-1991. Subject to Condition 2, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.
8. The proposal is consistent with the Guidelines for the Fourth Ward Historic Preservation Overlay Zone, zoned MX-L. The proposal makes all alterations to the back of the building keeping the front elevation unchanged. Those changes to the back of the building are done to be compatible with the original architecture of the building. The renovation to the property will provide a stable structure and have no adverse effects, either to the building itself or the greater Fourth Ward Historic District.
9. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon the following design amendment:
 - New windows used in the new construction are to be a simplified version of the original windows used in the original building.
 - New windows shall be 3 over 1 configuration as opposed to the 3 over 2 over 1 shown in the proposal.
 - Window divides shall be interior and exterior with spacer between glazing.
3. Applicant shall provide LC staff with a drawing detailing the method to be used to stabilize the roof overhang per structural evaluation once they are available.

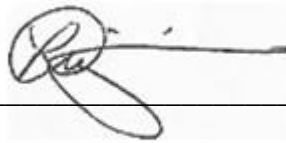
APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE

CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **December 14, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **December 29, 2022**.

A handwritten signature in black ink, appearing to read 'Leslie Naji', is positioned above a horizontal line.

Leslie Naji
Principal Planner, Landmarks Commission